

# HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 2FW

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## FREEHOLD PRICE: £300,000

A well proportioned two double bedroom semi-detached home with garden and off road parking located within easy reach of riverside walks and less than two miles from the town centre.

- The kitchen is finished in a range of matt grey units with complementary worktops, built-in oven, integrated washing machine, dishwasher and fridge freezer
- Sitting room/diner with feature wall and understairs storage, double-glazed French doors opening onto the garden
- Cloakroom with wash hand basin set into a vanity unit and WC
- Two double bedrooms, one with built-in wardrobes and the other with space for free standing wardrobes
- Family bathroom with shower over the bath, wash hand basin set into a vanity unit and WC
- The garden catches the afternoon and evening sun and has side access to the front drive which currently offers one parking space

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: B EPC RATING: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

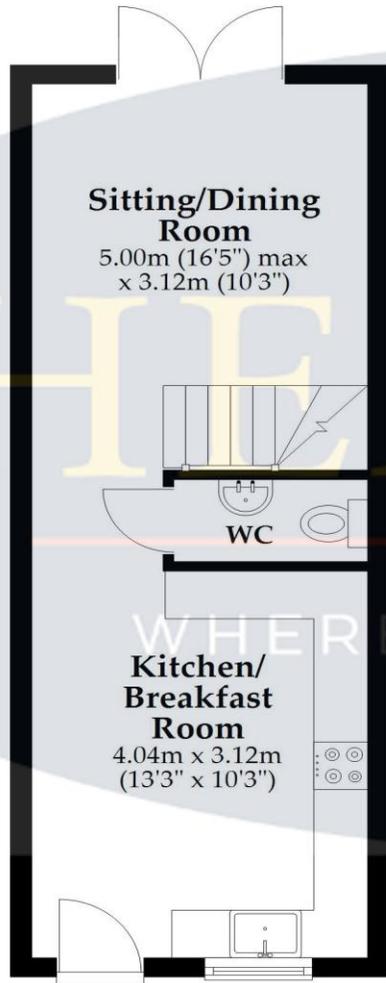


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



### Ground Floor

Approx. 28.7 sq. metres (309.4 sq. feet)



### First Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



Total area: approx. 57.3 sq. metres (617.2 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



